

LISTING DETAIL



MLS # **20101641**
 Class **LOTS AND LAND**
 Type **Residential Land**
 Area **PLATTE COUNTY**
 Asking Price **\$50,000**
 Address **0 Highway 318**
 Cross Street
 City **Hartville**
 State **WY**
 Zip **82215**
 Status **NEW**
 1031 Exchange **No**

Eldon Garver
Wyoming West Realty
 Main: (307) 836-2222
 Work: (307) 836-2222
 40 S Wyoming Street
 Guernsey WY 82214
 wyomingwestrealty@wyoming.com

GENERAL

City/County	City	Listing Date	3/17/2010	Direction	Go into Hartville, follow road
Water	Public	Soil Report (Y/N)		s	through town, just at the top of
Phone	No	Mineral Report (Y/N)			the hill on the way to Sunrise.
Electric	Yes	Horses (Y/N)	No		
Gas	Natural	Corner (Y/N)			
Manufactured Allowed	No	Ground Lease (Y/N)			
Sewer	Public	Seller Financing (Y/N)	No		
Agent - Agent Name	Eldon Garver	Street (Y/N)			
Listing Office 1 - Office	wywest	Alley (Y/N)			
Code		Sidewalk (Y/N)			
Legal	A 2 Acre Parcel	Environmental Report Y/N			
	m/l lying north	Survey (Y/N)			
	west of				
	highway 318				
Lot Size in total sq ft	87120				
Number of Acres	2.00				
Irrigation (Y/N)					
# of Irrigated Acres	0				

FEATURES

ACCESS	Year Round	GAS	Available	SEWER	Taps Available
ELECTRIC	City	ROAD	City Street	WATER	Taps Available
FENCE	Barbed Wire				

FINANCIAL

Taxes	287	Income Potential (Y/N)	No
Tax Year	2009	Income Potential	
Special Assessments		Expenses (Y/N)	No
Flood Insurance	n/a	Expenses	
HOA (Y/N)	No	HOA Fee	
Exclusions (Y/N)		Exclusions	
		Listing Documents	BD
Covenants		Terms	Cash at closing

REMARKS

Public Remarks **2 Acres just on the North side of Hartville. Overlooks town. Beautiful views of hills and trees. Nice peaceful setting to build your new home in the popular Hartville area!**

This information is deemed reliable, but not guaranteed.